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*Published by the Yakima Commercial Club of North Yakima. 1905.*

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## INTRODUCTORY.

For years the people of the United States have looked to the West. The tide of immigration has rolled ceaselessly toward the setting sun. Within the memory of living men it has covered the fertile prairies of the Mississippi and Missouri valleys, and has spread out upon the Pacific Coast. In this vast territory the youth from Eastern homes have sought and found opportunities; have builded upon their hopes; have witnessed the fruition of their desires. The East has grown and has become the scene of the world's greatest commercial and industrial activities. The West has in the meantime been in process of creation. Today, all over the West will be found youthful settlements whose people are as well advanced in all the arts of civilization as the people of the East; who have and constantly use means of quick communication with the great centers of finance and industry; who enjoy all the comforts and conveniences of life known elsewhere; who are meeting and solving identically the same problems of business, education, government, and so forth, that confront the people of older communities.

Nevertheless, though the savage has been subdued and the desert vanquished, though frontier life has passed into history and men here are building great cities and making homes, the West, giant that it is, is still in its early youth.

Nature has been generous, even lavish, with the West. Those who have not seen it, do not know it, and those who do not know it can have but the faintest conception of its boundless wealth in undeveloped resources and of the opportunities it still offers. It is a region whose possibilities dwarf into insignificance the actualities of three centuries of development east of the Mississippi. It is inhabited by but a handful of people, comparatively speaking. Its mines, its forests, its fisheries, and its farms, though they are producing millions upon millions of wealth, can and will be made to produce a hundred fold more. Its trade and its industries, its commerce over seas, though already large, are in their infancy. Its towns and cities, though many are known throughout the entire country, came into existence but yesterday, and have all the future before them.

Not even a fair beginning has been made in the development of its industries.

It is often said that the pioneer work of the West is done. In one sense this is true, but in another it is wholly untrue. Great as the West is, there is within it, almost unexplored, the still greater ARID WEST, a desert waste which will some day provide homes for millions of people. And that day, we have reason to believe, is not far distant, for an enlightened government has through the national irrigation law entered upon a policy which is rapidly bringing about the transformation of the desert in many states.

It is of the valley of the Yakima river, in the State of Washington, and the wonders which have been worked there in the last few years by irrigation, that this little booklet will treat.

It has been said recently by an eminent observer: "The natural economic resources of the Western Coast of the United States as compared with the Eastern Coast, are about three to one." This is true, and it is also true that if the Pilgrims had landed on the shores of Washington, the inhospitable hills of New England would still be a part of the government domain, hardly considered worth taking up.

Near the center of this great state lies the Yakima Valley, famous for its agricultural wealth, its broad expanse of fertile lands, its highly-developed irrigation systems, and the variety and superior quality of its products.

It is a district distinctive in many ways, not only as a part of the Evergreen State, but as a part of the irrigated domain of the arid region. Nowhere else, except in Southern California and Utah, is irrigation carried on so extensively. Nowhere else has farming by irrigation been carried on with such truly wonderful success. No other irrigated district can match this for soil, climate, abundance of water supply, markets or variety and excellence of products.

This pamphlet has been prepared by a committee of citizens appointed by the Commercial Club of North Yakima.

## YAKIMA COUNTY, WASHINGTON.

The County of Yakima lies in the Central and Southern part of the State of Washington, a State whose resources are more varied and in many respects more extensive than those of any other State in the Union, and whose 900,000 people are at the present time enjoying a degree of prosperity never known in the overcrowded eastern states. The area of Yakima county is 5580 square miles, about two-thirds that of the State of Massachusetts. This great body of land extends from the Cascades on the West to the Columbia river on the East. On the table lands back from the river are thousands of acres of fine wheat land which produces heavy crops each year. This district covers an area of approximately twenty by a hundred miles and every part of it has been taken up. It produces about 1,500,000 bushels of wheat annually, most of which is marketed at Prosser and Mabton. The higher lands back of the wheat country yield only subsistence for stock, which grazes upon them by the thousands in the summer season. In the mountains are many promising mines of gold, silver, coal and iron. Through the center of the great slope down from the mountains winds the the Yakima river for a distance of about 100 miles. In this



The Desert Before the Ditches Are Dug.

valley and those of small streams emptying into the Yakima lives the bulk of the population of Yakima county. It is this valley, one of the most famous irrigated districts of the world,

which we shall briefly describe in this article.

Here, as nowhere else throughout the length and breadth of the land, are found the ideal conditions for new homes. There are other places, possibly, which in some respects surpass it. There is no place where all conditions unite, as here, to reward effort, to make industry productive, to fill life with contentment and happiness. Soil of depth and marvelous fertility; climate that makes this a health resort all the year round; pure and abundant water; good churches and schools; easily accessible

markets, whose demand never fails; prosperous and contented people, far above the average in intelligence—of these the Yakima country modestly boasts, and strangers who come here to visit usually say that the most extravagant claims for it they have ever heard fall short of the truth.

Yakima county has a population of about 25,000. The census gave it 4,429 only fifteen years ago, and the census of 1900 gave it 13,492. In the last five years new people have come in



as rapidly as at any time in the past. At the election of November, 1904, there were cast 4850 votes, which, making allowance for voters who did not vote and those who had not been here long enough to qualify as electors, would indicate that the estimate above is too small, rather than too large. Of the voters at the last election about 3,200 voted the Republican ticket; about 1,175 the Democratic ticket. The remainder voted for the Prohibition and Socialist tickets. Yakima people have come mostly from the northern and central states, Minnesota, the Dakotas, Wisconsin, Iowa and Michigan have furnished many of them. There are but few foreigners here, though in the Minnesota contingent are some Frenchmen, and Iowa and Michigan sent us a colony of Hollanders.

That Yakima people are very prosperous is shown by the deposits of banks of the county. Four of these are national and four are state institutions. Their reports show that their customers have with them approximately two and a half millions of dollars. There are two national banks at North Yakima, one at Prosser and one at Topenish; one state bank at North Yakima; one at Prosser, one at Kennewick and one at Sunnyside. The bank deposits of Yakima people are about \$100 per capita. The assertion is ventured that no other county in the United States whose people depend solely on agriculture can make as good a showing as this. That our people are contented is proved by the steady growth of every community in the valley during the past fifteen years. Notwithstanding the hard times of the 90's, when trade and industry everywhere else were almost at a standstill, the gain of population in Yakima county during that period was almost 300 per cent. Since 1900 the population has almost



Where the Water Leaves the River.

doubled. That our people are intelligent is evidenced by the number and character of their schools and churches. So far as the common schools are concerned we make no concessions to the older east. We challenge comparison of our public schools and their work with those of the eastern communities, asking no allowance to be made for the circumstance that only twenty years ago this was a part of a desert.

The productiveness, the wealth, the beauty and the hope of the Yakima country are all due to irrigation. There are few great manufacturing industries here. We have no shipping; no mines; no fisheries; few mills, few payrolls. We have farms, gardens, orchards, meadows, livestock knee deep in green pastures, hop yards, vineyards, groves, well kept lawns and happy homes. These are distinctive features of the Yakima country. They all owe their being to irrigation. The waters of the river are the lifeblood of the land. Until they were spread over the prairies by men this was a desert, and where the canals cannot be extended the desert will be forever.

Eastern farmers, as a rule, suppose that a country where irrigation is necessary is unfortunate. They think that way because nobody ever explained to them that as a practical proposition in farming it is more economical to put water on cultivated lands as it is needed than to depend for crops on the uncertainties and eccentricities of the clouds. Nobody ever told them that farming by irrigation is a "sure thing," while farming without it never can be anything but a chapter of accidents, fortunate and unfortunate. The necessity for irrigation for farming is not disadvantageous. The farmer who does not irrigate is at a disadvantage. Without irrigation, scientific farming is impossible, and the best results

cannot be obtained. Irrigation is not difficult, nor is it costly. The water rights of Yakima lands have cost from \$10 to \$25 per acre. The annual maintenance tax, which goes to keep up the canals, ranges from 25 cents to \$1.50 per acre per year. The cost of irrigating during the season runs from 50 cents to \$3 an acre, according to the kind of crop raised. These figures may seem large to the eastern farmer, but he must bear in mind that twenty cent corn and \$30 land are factors that do not enter into this problem. Yakima land is expected to net the man who farms it at least \$25 an acre, and profits of from \$300 to \$700 an acre are frequently reported by Yakima farmers and orchardists.

All farming in the Yakima valley is done by irrigation. But that is not all; the farmer is favored in another way. Since the earliest settlers came there never has been rain enough in the growing season to interfere with farming operations, and the winds which usually accompany the rainstorms in the Eastern and Middle States are unknown here. The average rainfall is from six to eight inches, and most of that comes when the crops are not growing. For the production of crops here the successful farmer works with his head. Nature furnishes the soil and the sunshine, apparently working overtime

to produce the best there is, and the farmer brings the water from the river when he needs it and puts it where he wants it. The combination is one that can not fail. Crop failures do not occur, and short crops occur only through carelessness or neglect.



Looking Across an Irrigated Valley.

This garden spot of the Pacific Northwest, the Yakima valley, is approximately 80 miles long. It runs down the Cascade foothills to the Columbia river from northwest to southeast. It varies in width from two to 40 miles; that portion which has already been reclaimed varies from two to 20 miles. Entering it at various places are the valleys of smaller streams tributary to the Yakima, the Natches, Cowiche, Ahtanum and Wenas. Some of these though narrow, extend back for 30 miles. They are parts of the Yakima, and all that is here said about conditions

and products applies to them as well as to the main valley.

The Yakima valley is in various stages of development. Portions of it are finely improved and highly developed. Here may be found what are probably the most valuable farming lands in the United States. Many of the best farms cannot be purchased from their owners at any price. Several have changed hands in the last year or two at prices as high as \$800 and \$1,000 an acre. These figures do not, of course, represent the value of

land in the Yakima. They cover valuable improvements as well as the land. They are mentioned to show to what a high state of development some farms have been brought here. These farms at the prices paid are investments which are returning a good rate of interest to the owners. The prices are unusual, but they show what is being done here by intelligent and progressive farmers. Farther back but yet near the railroad, are equally good lands at from \$50 per acre upward. There are improved lands at reasonable prices. There is still considerable new land under the late extension of several canals, and there is sagebrush land without water rights which in course of time will be reclaimed. These lands can be had at prices which make them profitable farms or good investments. The future development of the valley cannot fail to be of a character which will cause the value of the distant lands to approach that of the lands near the railroad. Electric roads will in a few years make farms 10 to 15 miles out as valuable as those within two or three miles of the city.



A Five Year Old Pear Tree.

At the present time there is in contemplation a system of electric roads which will reach into all the more populous

valleys. It is believed that within two years these roads will be under construction, but if they are not being built by that time, only a few years will pass until this magnificent opportunity for investment in that line will be improved.

Although as compared with the agricultural sections of the East and Middle West, the Yakima country is now densely populated, there is room for at least three times as many people as now are living under the canals. At a recent meeting in North Yakima of the government reclamation engineers it was stated that the population of the Yakima valley is somewhat less than one person to every five acres of cultivated land, whereas in fully developed irrigated districts, it may be expected to run as high as one

person to every one and a half acres. When the water now running to waste in the river has been properly conserved by storage systems, which are now being considered, and which will be constructed in the near future, many thousand acres

of new land will be put in cultivation, and there will be ample room for an agricultural population of at least 150,000, living under conditions and in a state of prosperity unequalled anywhere in the wide world.

The Yakima valley is pre-eminently a good place to live, and a place to make a good living. It is inviting to the man of the Middle West who is tired of the strenuous struggle to keep warm in winter and cool in summer, and to escape the cyclone and the blizzard when not otherwise engaged. There are no storms of any kind here. Sometimes the iceman harvests a crop in winter, but it often happens that he doesn't. Usually the winter brings enough snow for a sleighride, but if the man with the sleigh hesitates he is lost. There are three weeks of hot weather in the summer, but the sultriness of the more humid countries is unknown. The summer nights are always cool enough for refreshing sleep.

About one-third of the population of Yakima county is in the City of North Yakima. About one-half of it lives in that city and the other towns of the county. One-half of it lives in the country districts. Considerably more than one-half is engaged in farming, a large proportion of the residents of the towns owning farms and cultivating them as a means of livelihood. In no part of the United States is the proportion of rural inhabitants so great as it is here.

The smaller towns of the valley are Sunnyside, Toppenish, Alfalfa, Mabton, Prosser, Kennewick, Kiona, Zillah, Wapato and Yakima City. Sunnyside and Zillah are not on the line of

the railroad, though the former will have railroad communication by the fall of 1905. Sunnyside has about 800 people. It is the trading point of a large section of country under the famous Sunnyside canal. It has no saloons. It is a community of prosperous and cultivated Christian people. It has good churches and schools. Prosser is the center of a considerable wheat growing territory, and the extension of the Sunnyside canal has reclaimed several thousand acres of fruit and hay land tributary to it. Kennewick is in the extreme lower end of the county. It is growing rapidly on account of the opening of about 15,000 acres of fine land near it by the Northern Pacific Railroad company last year. Kiona is in the wheat belt. Toppenish and Wapato are busy little villages on the Yakima Indian reservation.

The strongest desire of many a landless man in the east is to secure a little farm where he can raise fruit, keep a few cattle and hogs, some poultry, and a pair of good horses. He might travel the length and breadth of the country in search of the ideal farm and ideal conditions of rural life, but he wouldn't find them if he didn't visit the Yakima valley. They are here. It is a fruit country par excellence. We do not produce the semi-tropical fruits of Southern California, but in no district of that great fruit producing state can be found any place where so many varieties of fruit will thrive; where better fruit can be produced, or where it can be marketed so advantageously. This is above all a country of small farms, and particularly of small fruit farms.

The Yakima valley is the best fruit country in the world,



A Small Part of a Zillah Apple Harvest.

## THE CITY OF NORTH YAKIMA.

The first impression that this city makes upon the visitor is that it is peculiar to itself, that it has individuality; there are many small towns that have no distinguishing mark, that are so like many others that are visited by travelers, that they leave no lasting impression and that are lost in the confusion of numbers.

Not so with North Yakima. You step from the cars onto a cement platform nine hundred feet long; your first glance rests on a grassy park in which a fountain is playing and in which trees cast a grateful shade. The station of the Northern Pacific Railway company is unique in design and one of the most attractive on the line.

Leaving the station, the observer is impressed by the generous width and well kept condition of the streets which are macadamized in the business portion, and generally speaking, graded in the residence portion of the town; he is impressed by the cement walks that have replaced those of wood and lastly by the imposing array of substantial brick blocks on each side of the main business street and principal cross streets, filled with large and well-selected stocks of merchandise.

The town is laid out symmetrically; the streets are uniformly wide. A bower of shade trees obstructs the view on all sides. The majority of the business houses are modern, substantially built of brick or stone and of pleasing design; the display of stocks in the windows is such as you would look for in a large city. The streets are full of apparently busy, hurrying crowds. At times the congestion on the main thoroughfare is so great that the question has been asked the writer on more than one

occasion by strangers, "If there were a circus in town and if the people were waiting for the parade?"

The residence portion of the city furnishes conclusive evidence of the permanency of the population and of the pride taken by the people in their homes and surroundings. Here are beautiful houses and well kept lawns and fruit and shade trees on all sides. An unsightly, ill kept place, an unpainted house is the exception. The wide, level streets with shade trees along each side on the borders of irrigating ditches, give to portions of the residence district the appearance of parks. It is pre-eminently a city to live in, to make a home in.

The census of 1900 showed that the city had a population of 3156; the census now being taken (May, 1905), shows that the population has considerably more than doubled, being in excess of 7000. This does not include the immediate suburbs, which are thickly populated and practically constitute a part of the city, and it can be confidently stated that including these suburbs within a radius of eighty rods of the city's

limits, a census enumeration would show a population of fully 9000. In size North Yakima ranks seventh among the cities of the State.

The postal receipts further illustrate this growth: For the year ending June 30, 1902, they were \$12,968.00; for the year ending June 30, 1903, \$14,500.00; for the year ending June 30, 1904, \$17,100.00; for the year ending June 30, 1905, the figures are not at hand. Free delivery of mail has been established for more than four years.

Building operations have been commensurate with the growth



N. P. Passenger Station at North Yakima.





Typical Residences in North Yakima.

of the town. For several years past about 200 dwellings have been erected annually; two churches have been erected at a cost of \$20,000 and \$30,000 each; the fifth schoolhouse is being built at a cost of \$20,000; a large number of good brick and stone business blocks have been and are now being built.

There are two national and one state bank whose deposits are nearly two millions of dollars, with a combined capital of \$175,000 and a surplus of approximately the same amount.

A United States land office is located here and terms of the federal court for the Eastern district of Washington are held here; a federal building is therefore much needed and a bill is now before Congress making an appropriation for this purpose.

The manufacturing interests are growing. The Cascade Lumber company, capitalized at \$400,000, has one of the most complete lumber plants in the State. The North Yakima Canning company has a capacity of nearly 100,000 cases of fruits and vegetables. The North Yakima Milling company has an annual capacity of 100,000 barrels of flour. In addition to these there is a plant for the manufacture of windows, doors, and similar articles, and two machine shops, a wooden pipe factory and a number of creameries and small industrial plants. A large artificial ice and cold storage plant has been completed at a cost of \$28,000. Two large concerns are engaged in the growing of hot house flowers for local and outside trade.

Last year a company was organized for the purpose of erecting a beet sugar plant at a cost of \$750,000, on condition that the product of 4000 acres planted to sugar beets be supplied the company for raw material. The lands within a radius of six or seven miles of the city are so generally set out to orchards or seeded to alfalfa or other perennial crops, that much dependence had to be placed in the lands of the Yakima Indian Reservation to secure the desired acreage. These lands have in the past been leased for periods of five years; in the majority of cases two or more years of the term of these leases had expired and it was found impossible to make time contracts for raising sugar beets with such tenants under the circumstances.

The matter was thereupon presented to the Secretary of the Interior and a request was made that ten year leases be granted to such as would engage in the business of raising beets. This request has since been complied with. The services of an expert in the matter of raising sugar beets have been secured, who is now engaged in making tests and giving the farmers practical lessons in the art, and there will now be no further difficulties in the way of securing the required acreage and the establishment of the plant is assured.

Through the munificence of Mr. Andrew Carnegie, work on a public library building to cost \$15,000, is about to begin. The building will be of stone and from an architectural standpoint all that can be asked for. A site 100x140 feet on a prominent corner, has been purchased by means of donations of citizens at a cost of \$3700.

Plans have also been called for by the County Commissioners for a court house to cost \$75,000, and additional ground adjoining the present building has been purchased on which to erect the new building.

A sanitarium 100x36 feet and three stories high is being built immediately west of and on the high ground overlooking the city.

The water works of the city are being improved by running a pipe line seven miles higher up than the present intake, thus insuring a better supply of water and a gravity pressure in the mains in the center of the city exceeding 75 pounds to the square inch. In connection with this work a new electric power plant is being established for the purpose of developing 5000 horse power of electric power for the purpose of supplying power for electric roads that are contemplated and intended to tap the outlying farming districts, and to extend into the Sunnyside country and Reservation.

The Northern Pacific Railway Company is about to commence work in a spur into the Sunnyside country on which trains will be run from North Yakima into that section. The Taconia & Eastern Railroad is building this way, crossing the Cascades in the Natches Pass and following the river of the same name. From a standpoint of future railroad development the



In the Residence Portion of North Yakima.



location of North Yakima is strategic, being in the path of the most available passes across the Cascade mountains.

Four newspapers are published in the city, one of which is a daily. The State Fair is held here annually. Mention of the schools and churches is made elsewhere. Places of amusement are represented by Larson's theatre and the Orpheum. Both are modern play houses, the former with a seating capacity of eleven hundred, the latter of five hundred.

What the future has in store for this city is not a matter

of conjecture. That a large and important town will grow here is certain. It can scarcely be otherwise. Its advantages of location will be improved to the fullest by its energetic and enterprising people. Of no small import is the tendency to beautify the city and to render it attractive as a place of residence. The increase of the area of irrigated lands tributary to the town, the sub-division of these lands into small farms, the consequent density of rural population and the great productive capacity of these lands will build up a large city here.



View of the City of North Yakima.

## IRRIGATION IN THE YAKIMA VALLEY.

The subject of irrigation is not generally understood. People used to speak of irrigation as a substitute for rain. Now everybody understands that precisely the reverse is true—that rain is a substitute for irrigation, and a mighty poor one. People used to speak of the irrigating farmer with commiseration, as an unhappy being whose lines had not been cast in pleasant places. Now he is looked upon as a man of science who has mastered some of the profoundest secrets of nature. The man

to be pitied is the man who does not irrigate. He is but a gambler, betting on the clouds, and generally mourning over fields that are a little too wet or a little too dry. There were strange misconceptions about aridity. Aridity was regarded as a sort of chronic calamity, and as a perpetual chastisement of misguided men who had wandered far from the homes of their ancestors and had not sufficient sense or energy to go back again. Now we understand that aridity is a blessing—that a



North Yakima Mills and Factories.

perfect place would be one where it never rains, at least, in the growing season, but where the genius of man, working in conjunction with favorable natural conditions, would control the moisture so that it should not fall indiscriminately, upon the just and the unjust, but should fall just where and when needed, according to the varying need of different crops.

Recognizing the supreme importance of irrigation, the federal congress has authorized the expenditure of millions of dollars in the construction of storage reservoirs, in order that the waters of flowing streams in the arid west may be impounded and conserved for the reclamation of additional portions of the national domain, thus assuring millions more of fruitful acres as homes for future generations of the American people. In no section of the West is water for irrigation more abundant or more certain than in the Yakima valley. The numerous streams which flow from the mountains, are perennial, having their sources among the snow banks of the great ranges, and about the bases of its highest peaks. The flow of these streams was early appropriated by the original settlers and canal builders, and the water rights thus secured have become vested and attached to the land, which lies below the canals.

There are probably seventy-five or one hundred million acres of arid land in the West that can be irrigated, but even with the strong hand of the government behind it, generations will pass away before one-half of this vast area will be reclaimed.

These arid lands, when rendered available for cultivation by irrigation, are among the most productive in the world; the mere fact that water can be applied to the land as it is needed by the vegetation growing thereon, and in such quantities as is needed, establishes the truth of this broad statement; further than that, in the arid belt, during the growing season, clear skies and continuous sunshine prevail almost continuously; climatic conditions are therefore favorable to vegetable growth; given soil, sunshine and water, it requires only the hand of man to produce the most favorable results.

Irrigated lands require intensive farming, and small farms are therefore the rule in irrigated districts. Irrigation therefore, in making near neighbors in rural districts, in compelling

a dense population, and consequently in promoting the introduction of the advantages of civilization and modern improvements, exercises a distinct social influence, and a higher type of civilization is found in the densely settled irrigated districts than in the isolated and lonely farms of other regions.

The Yakima valley stands pre-eminent in the arid West for the plenitude of its water supply; the watershed of the Yakima river and its tributaries consists of a portion of the eastern slope of the Cascade range; the annual snow fall on the range is heavy, and the higher ranges are covered with it quite late into the summer, while the peaks are perpetually white; compared with such water sheds as that of the Missouri river, for instance, that of the Yakima is very small, but a comparison of the two streams shows the remarkably large volume of water that flows from its relatively small watershed.

This discharge can be, and will be largely increased by storage. The larger streams head and are fed in a measure by mountain lakes some of which are of considerable magnitude and all of which are natural storage reservoirs, capable of conserving an immense volume of water, for all of which there will be need, as the area of irrigable land in the Yakima valley is very large.

There is a probability that the government will take up an irrigation project in the Yakima valley. The last legislature passed a law giving the government the right to store and divert water for irrigation purposes, and made this right exclusive for three years. Immediately after this was done the government filed its notice of appropriation of the waters of the lakes at the head of the Yakima river. The reclamation service now has three parties of engineers in the field making examinations of three projects. It is estimated that the storage sites will hold water enough for nearly 400,000 acres. This is at least twice as much land as is now under the irrigation canals of the district. It is believed that the only feasible government irrigation projects in the State are in the Yakima valley. North Yakima people believe that the most feasible is the Tietan project, by which a body of 48,000 acres of land from 2 to 30 miles from the city will be watered.



North Yakima Mills and Factories.

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There is a probability that the government will take up an irrigation project in the Yakima valley. The last legislature passed a law giving the government the right to store and divert water for irrigation purposes, and made this right exclusive for three years. Immediately after this was done the government filed its notice of appropriation of the waters of the lakes at the head of the Yakima river. The reclamation service now has three parties of engineers in the field making examinations of three projects. It is estimated that the storage sites will hold water enough for nearly 400,000 acres. This is at least twice as much land as is now under the irrigation canals of the district. It is believed that the only feasible government irrigation projects in the State are in the Yakima valley. North Yakima people believe that the most feasible is the Tietan project, by which a body of 48,000 acres of land from 2 to 30 miles from the city will be watered.





North Yakima Public School Buildings.

## THE PUBLIC SCHOOLS.

There is no department of civic life that receives a greater share of public attention in the Yakima valley than the public schools. For a number of years the schools of North Yakima have held high rank. They are now making commendable progress in all lines. The school plant consists of five large brick and stone structures and seven frame buildings of smaller dimensions, all of which have cost the district about \$150,000.

A new eight-room school is now in process of building on North Natches avenue. This building will cost over \$20,000 and will be a model in every respect. The fan system of ventilation will be introduced.

All these buildings have principals chosen for their ability as executors and instructors. They co-operate heartily with the new superintendent, W. F. F. Selleck, recently from Minnesota, in carrying out his thorough and progressive school policy. The subjects of music and drawing each have a competent supervisor who is elevating these branches to their proper place in the course.

It is the persistent aim of the school administration to build on the foundations of former days, and to so extend and solidify the work of the system that the schools of the city shall not be excelled by any in the country. Much has been done during the present school year to thoroughly systematize the gradation and vitalize the curriculum, to hold pupils to persistent and efficient effort. The board seeks none but the best teachers. It spares no effort to equip the schools with adequate accommodations and apparatus, and maintain a healthy public sentiment for superior schools.

During the year there has been organized a general educational association of teachers, parents and patrons; several profitable public meetings have been held, and work blocked out for the future, all of which promises much advancement in education through this close and active co-operation of the educational forces of the community.

Being an essentially agricultural section the course of study emphasizes in all the grades those phases of science that have

a bearing on general agriculture, both from a cultural and practical standpoint. Not only does elementary agriculture hold an honored place, but other features of industrial education are to receive due attention. The new Barge school will have two rooms set apart for manual training classes for the boys. Sewing will be given to the girls of the grammar grades, and other forms of domestic science will be introduced as soon as quarters can be provided. While these more modern factors of education are being looked after, there is no neglect of the fundamentals of a general education.

The phenomenal growth of the school taxes the management to its utmost. During the past four years the school population has doubled, and now we have an enrollment of about 1800 pupils. This does not include 200 or 300 in private schools, nor does it take into account 200 more children of school age who do not attend school. The increase in population during the coming summer and the enforcement of the new compulsory attendance law will doubtless bring 300 or 400 more pupils into the schools during the next year.

The High School will soon outgrow its quarters in the Lincoln school and necessitate the erection of a new and thoroughly modern high school building. Though cramped for accommodations this department is looking well to the completeness and thoroughness of its work. About 175 members have been enrolled during the year, and eight regular instructors employed.

Three courses are maintained fitting for the corresponding courses in the higher institutions in this and other states, besides offering additional studies as a preparation for business life.

Next year two of the grade rooms will be given up for scientific laboratories, and additional apparatus will be purchased to properly equip them.

A healthy interest is being awakened in debate and public speaking through the organization of literary societies and other rhetorical exercises.

The financial condition of the district is good, being sup-



A Highly Improved District Near North Yakima.



ported in part by local taxation, and in part by an income from a magnificent state school fund distributed to each district according to the attendance of the pupils.

The district owns a complete set of guns and military equipment for a cadet company, which will likely be reorganized.

The school year lasts nine months, beginning early in September and closing about June 1.

Ordinary school athletics are maintained under the supervision of the faculty.

"The Step-Ladder," a high school paper, is published regularly, and also a High School Annual.

Prospective settlers who wisely look to the educational opportunities of a community, need have no fear but that the best

facilities are here offered for the education of their children.

The schools of the county are conducted on the same high plane of excellence as those of North Yakima, Prosser, Sunnyside, and other towns have fine graded schools, as also have many of the country districts. Some of the graded country schools of the Yakima valley have buildings which have cost from \$3000 to \$10,000, and which are equipped with up-to-date appliances.

The North Yakima Business College is an institution which is permanently established here, and gives instruction in all the branches usually taught in such schools to upwards of 100 students. The Catholic people also maintain an excellent school in North Yakima.

## SMALLER TOWNS OF THE COUNTY.

### Sunnyside.

The Sunnyside country comprises a large area lying on the left bank of the Yakima river and extending from the Union Gap to the town of Prosser. Sixty thousand acres of this land are covered with water by the canal of the Washington Irrigation Company usually known as the Sunnyside canal. This canal has until recently been the largest in the Northwest, being 60 feet wide at the top, 32 feet wide at the bottom and eight feet deep, its carrying capacity being sufficient to irrigate the sixty thousand acres of immensely rich land that lie under it.

Much of this land is devoted to the raising of alfalfa, the deep warm soil into which the roots penetrate for many feet, producing especially large crops of this splendid forage plant. The land is leveled and thoroughly prepared for seeding. Careful provision is made for irrigation of the crop. The seasons are long and as a consequence many alfalfa farms, year after year, turn off as much as ten tons of alfalfa to the acre, eight tons being perhaps a fair average. By far the larger part of this hay is disposed of in the stack on the farms to feeders of sheep and cattle. Much of it is baled and shipped to the Sound cities, Alaska and elsewhere. At present the dairying industry is being largely entered into by the farmers of this section. A

creamery has been established, many milk cows have been shipped in, and in the future much of the alfalfa will be converted into butter and cheese.

This country like all irrigated sections is cultivated in small areas, the average farm being not larger than 40 acres. Nearly every farm house is surrounded by a fine orchard. Many of the homes, in fact, the majority of them, reveal the good taste of the owner and his thrift and prosperity.

In the lower end of the valley is the town of Sunnyside, in the center of a large irrigated area, practically all of which is in a high state of cultivation and productiveness. This town has a population of about 1000. It has a splendid system of schools. The people are typical Americans, energetic and law-abiding. There is not a saloon in the city and none will be tolerated. Characteristic of the people is the fact that several sects have combined and organized what is known as the Federated church and have erected for their use a very large and commodious house of worship.

Trade conditions are excellent; the town is growing and will continue to grow. Lack of railroad facilities has heretofore stood in the way of the development of the place, but a spur from the main line of the Northern Pacific is now being



Sunnyside Farm Scenes.

constructed into the city, which will provide excellent shipping facilities and which will not only prove to be a boon to the town of Sunnyside but to the entire section known by that name.

#### Prosser.

The last legislature of the State of Washington created a new county out of portions of Yakima and Kittitas counties, to be known as Benton county, and Prosser was designated as the county seat. This has given an impetus to this already flourishing town which promises to grow into a city of considerable prominence.

Situated in a picturesque spot on the Yakima river and on the main line of the Northern Pacific Railway, Prosser commands the trade of the lower end of the Sunnyside country, and the section immediately adjacent to it irrigated by the Prosser Falls ditch, and a large part of the so-called Horse Heaven country which is devoted to the raising of wheat.

Lands within a radius of a few miles from the town are largely devoted to fruit culture; the lower end of the Sunnyside country, referred to above, is principally seeded to alfalfa, and a large dairy industry is growing up.

Prosser has a population of about 1500. Its business interests are large. There are three banks in the town with a combined capital of \$75,000. It has probably doubled in population in the last two years and now that it has become a county seat, there is every reason to believe that a similar result will be obtained in the next two years.

A river boat line is about to be established over the Yakima river for the purpose of marketing the produce of the farmers along the river at these places.

Electric power is now being largely developed at the falls of the Yakima river adjacent to Prosser to be used in manufacturing, in lighting the city and in the development of electric roads.

#### Kennewick.

At the extreme eastern end of Yakima county at the crossing of the Northern Pacific Railroad over the Columbia river, at an altitude of 350 feet above the sea level, the lowest altitude of

any part of Eastern Washington and Oregon, lies the town of Kennewick in the heart of the valley that is known by the same name.

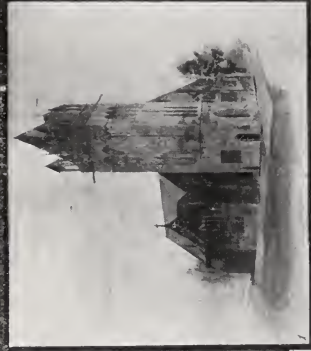
This valley is irrigated by a canal of the Northern Pacific Irrigation Company extending from the intake from the Yakima river, twenty miles above the town, to a point on the Columbia river opposite Wallula, thirteen miles below the town.

The altitude and dry climate make this the earliest section north of California for all garden, fruit and berry crops. The canal has been in operation since May 1, 1903, and the Kennewick country has since fully demonstrated this fact. In 1904 the first strawberries were shipped from Kennewick ten days before from any other point in Washington or Oregon; in 1905 the first strawberries were shipped to Seattle on May 3d, this being the earliest date of any shipment ever made from any place north of California. The prices realized at various places this year for the first shipments of strawberries were: At Seattle, \$12.50 per crate; at Spokane, \$12.50 per crate, and at Butte, Montana, \$15 per crate of 24 boxes each. There is now about 45 acres of bearing plants and about 200 acres that will bear next year, and this industry will no doubt develop to such an extent on account of the large profit realized, that in the course of a few years the acreage will have increased to several thousand.

The Kennewick valley also promises to furnish the earliest potatoes, grain, peaches, cherries and all other small fruits grown in this section as well as many varieties of European and California grapes.

The town of Kennewick is a thriving incorporated city containing about six hundred and fifty people, lying on the Columbia river on the main line of the Northern Pacific Railway. The irrigation of the higher lands adjacent to this town will eventually build up a large city at this place.

A Yakima sheepraiser is going back to Scotland this summer to square himself with the old folks. He has cleaned up over \$100,000 here in about ten years, and the folks have written to him that they don't believe he could possibly have made that much money honestly. He did, though.



Church Buildings of North Yakima.

## CHURCHES OF NORTH YAKIMA.

The churches of Yakima county in respect of membership, attendance upon their services and their houses of worship, compare favorably with those of older sections of the country and are an evidence of the intelligent and moral character of the people of the county everywhere. All of the leading religious denominations are represented in North Yakima. Seven of these, the Roman Catholic, Protestant Episcopal, Baptist, Congregational, Christian, Methodist and Presbyterian churches, have been identified with the history of the town almost from its beginning and have had not a little to do with shaping it. They have built up large memberships, being equalled in this respect by only a few organizations in the larger cities of the State. All have suitable houses of worship, centrally located, and are self-supporting. The Presbyterians have replaced their earlier frame building with a handsome stone structure, costing \$12,000. The Catholics have a cathedral nearly completed. The material is the native blue basalt and the building is one of the most notable in the eastern section of the state. Its cost, completed, will be \$30,000. The Methodists have a new church in process of construction at a cost of \$20,000. The material is Tenino sandstone. It will be ready for dedication in September. A parsonage is to be erected in connection with the church. The members of this body have already taken steps toward securing a large pipe organ for the new edifice. The Episcopalians have a beautiful stone church, built in 1889, but so planned that it can receive an addition at a later date. The stone rectory in connection is one of the distinctive architectural features of the town. The other churches mentioned have wooden buildings with congregations rapidly outgrowing their accommodations and will be compelled to erect larger permanent structures soon. The Congregationalists have already begun the search for a new location, the present building being surrounded by business blocks. The German Lutherans, Dunkards and Seventh Day Adventists have buildings on the west side of the city. These organizations are all in a prosperous condition. The Christian Scientists have an attractive little meeting house on North Third

street. The Mennonites worship in a hall. The Salvation Army maintains an active organization and is recognized as one of the efficient religious and philanthropic forces of the city. The Woman's Christian Temperance Union and a circle of the King's Daughters are doing excellent work in their respective spheres.

North Yakima is a church-going town and the people living nearby help to swell the attendance. All of these churches have efficient pastors and all are in a highly prosperous condition. They have passed through the period of struggle and are firmly established, with working societies and good choirs, and they are now giving material assistance to sister organizations in newer communities. To one seeking a home among intelligent, cultured, moral people, who appreciate and provide for the best things, the churches and schools of North Yakima should prove a strong attraction.

What is true of North Yakima, so far as its religious life is concerned, is true of practically every community in the Yakima valley. Every town has its churches and these have large congregations. Many of the country communities have church buildings and regular services.

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The big piles of apples shown in one of the pictures in this booklet was one of 25 or 30 which lay on the ground in the orchard of F. Walden, near Sunnyside, one day last fall. Mr. Walden's 40 acre orchard produced 24,000 boxes of good apples last year. In the spring of the year this orchard came into bearing the owner offered it for \$10,000. He sold over \$12,000 worth of fruit from it that fall.

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Henry H. Schott in the spring of 1904 bought a 135-acre farm in the Selah valley, paying \$25,000 for it. On the place were 30 acres of hops. From these yards in the fall Mr. Schott sold \$21,000 worth of hops, at an estimated profit of over \$15,000. This year he planted 20 acres more to hops, and has contracted the crops for the next five years to brewers at prices that are a practically certain guaranty of a profit of \$9000 a year.





Fruit, Livestock and Hay are Staple Yakima Products.

## CLIMATE OF THE YAKIMA VALLEY.

An Eastern man naturally supposes that a country situated as far north as the 46th degree of latitude is a cold country. There is, however, very little cold weather in the State of Washington. The records kept at North Yakima for the last 13 years show the mean maximum to be 77 degrees, and the mean minimum 21 degrees. During six of these 11 years the mercury has not touched zero. While occasionally in the mid-summer the thermometer registers as high as 100 degrees, the extreme dryness of the air makes this temperature less oppressive than 80 degrees in a more humid atmosphere. The prevailing wind is from the northwest, and coming from the snow-covered mountains of the Cascade range, this insures uniformly cool nights in summer time. Sunshine is almost continuous here.

Spring appears in advance of the calendar here. In February

the frost leaves the ground, and by the end of that month farming operations are usually fairly under way. The heated term of the summer is short; so short and with nights so cool that this falls just a little short of being a corn-producing country, though practically every other product of the temperate zone grows here luxuriantly. The long harvest time is free from rain and even dew. The valley is so sheltered that severe winds do not prevail here at any season, though the summer heat is usually tempered by moderate winds. The winter season is characterized by entire absence of winds. Nowhere else in the United States between the same degrees of latitude can be found such climatic conditions as ours; such dry, sunny summer days, with such cool, invigorating nights, such short, mild winters, with bracing atmosphere.

## A HEALTHFUL COUNTRY.

On account of the altitude, the dry atmosphere and the surroundings, the Yakima valley may be classed as one of the most healthful spots in the whole country. It is remarkably free from rheumatism, and from all forms of lung diseases, including tuberculosis, asthma, bronchitis and pneumonitis. As there are no swamps and sloughs where the country is developed, there is practically no such thing as fever and ague. Occasionally a case is reported, but the climatic conditions are not favorable to this class of diseases and they are very rare. There is no

record of a case of hay fever or asthma having developed here. Many people come to the Yakima country to be cured of these diseases, and of catarrh, and they are almost invariably relieved after a short stay. The ordinary preventable diseases are about as frequent here as elsewhere. The hospital facilities of North Yakima are excellent, and attracted by them and the wide reputation of the valley as a health resort, many invalids come here at all seasons of the year. The death rate of North Yakima averages about the same as that of other cities of the Northwest.

## MARKETS FOR THE FARM PRODUCTS.

This is primarily an agricultural district; the products of its fields, farms and ranges are widely diversified, so that year in and year out the Yakima communities prosper because the low prices of some of their products are invariably offset by the high prices of others; the capabilities of the soil are far beyond the ordinary, and Yakima products are of the most superior quality. They are uniformly superior, and therefore the proportion of the season's crops which is not marketable is small, and their reputation wherever they are offered for sale is such

that they command the highest going prices. Yakima, hay, hops, fruit and dairy products have their own places in the published quotations. They are high-priced commodities.

Notwithstanding all these advantages, farming here would not be the profitable industry that it is if the district had not the other advantage of good markets. Cost of transportation is low. Consumers are many, and their number is increasing more rapidly than the productive area is expanding.

The enormous hay crop of the Yakima country would scarcely

supply the demands of the Puget Sound cities for their own consumption and that of Alaska. Yet there is a large and growing demand at home for feeding purposes.

Many hundreds of thousands of dollars' worth of Yakima products and livestock go to Seattle and Tacoma, some for consumption there, some for distribution to Alaska and throughout Western Washington, which contains three-fifths of the population of the State and which produces not to exceed one-fourth of the farm products it consumes. The city of Seattle now has a population of over 125,000; Tacoma has more than 60,000; the Bellingham Bay cities have something like 35,000; Everett has 25,000. These are manufacturing and shipping centers, and everywhere throughout the country tributary to them are logging camps, mills and mines, not to speak of the great fishing industries at coast points. Their population is highly prosperous. It consumes the products of Yakima farms, and takes besides hundreds of thousands of dollars' worth of foodstuffs imported

from other states. No development is possible here by which this district can supply all of the demands for such food stuffs as our people produce. The opening up of Alaska in recent years has supplied a market which takes all the Yakima products it can get, and would take more if they were to be had.

Green fruits and vegetables are sent out from Yakima shipping points by express from the first of June until late in the fall. These go mainly to Seattle and Tacoma, and the business that has been built up is a profitable one for local producers and middlemen.

The Northern Pacific Railroad company, although it has a monopoly of the carrying business of the valley, has in late years, under a most capable and far-sighted management, sought to build up its business here by making equitable, and so far as possible, satisfactory rates on all commodities shipped out. This, as well as the development of the valley by other means, is declared to be the settled policy of the company.



A Farm Near Kennewick, Only Two Years Old.





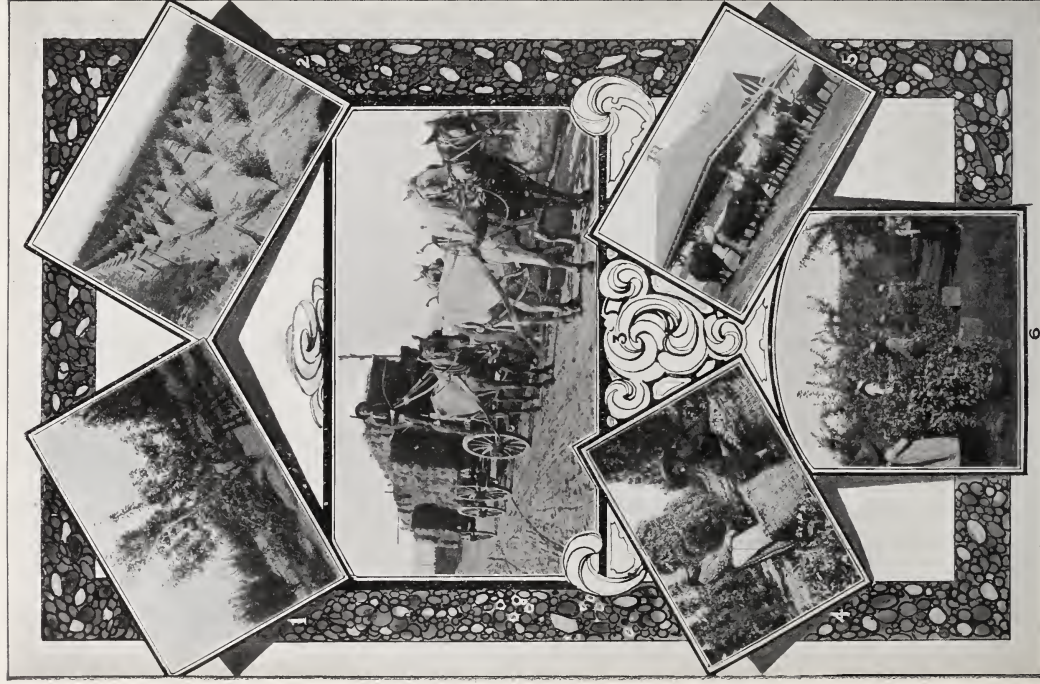
A Country Road in Parker Bottom.

## YAKIMA INDIAN RESERVATION.

On the Yakima Indian Reservation, a short distance below North Yakima, two canals have been built by the United States government which cover about 50,000 acres of land. This land, allotted to the Indians, is leased by them for periods of five and ten years to white settlers under regulations prescribed by the Interior Department, the rental being from 50 cents to \$1.50 per acre, with no additional charge for water. At the end of ten years the Indian allottees will be permitted to sell and after that permanent improvements will be put on the reservation lands and they will afford some of the most desirable farms in the valley. These lands under the lease system are best adapted to growing alfalfa, vegetables and grain.

The towns of Toppenish and Mabton are very important shipping points, shipments from the farmers ranging next to those made from North Yakima. These places are growing rapidly. There is a bank in each one of them. Business conditions are very good and when allotments are subject to sale at the expiration of ten years, no doubt, these villages will grow into large and flourishing towns.

With one or two exceptions every business building in North Yakima, which has over 7000 people, is owned by a resident of the city. Very little property of any kind in the valley is owned by non-residents.



Typical Yakima Valley Farm Pictures.

## PRODUCTS OF YAKIMA IRRIGATED LANDS.

The Yakima valley is pre-eminently a fruit country. It is better adapted for the successful culture of the deciduous fruits than any other district on the Pacific Coast. It is now the largest producer of such fruits, and each year the industry is becoming larger and more profitable. An idea of the magnitude of the industry may be had from the fact that from 50,000 to 100,000 trees are being planted every season. There are now 15,000 acres in bearing orchards. Each year buyers come from all over the country to make their purchases, and shipments of carloads, and often trainloads, are made. There is always a demand for such fruit as is grown here. The products of the orchards do not go to waste for lack of buyers. The fruit growers are well organized and the result of organization has been an increase of knowledge concerning the proper care of orchards and methods of preparing fruit for market. Money has been saved in the purchase of materials, and better prices for products have been secured by intelligent co-operation. The reputation of Yakima fruits has steadily grown. Fruit growing here has always yielded good profits. Some years almost fabulous returns have been received.

The yield of all fruit trees in this valley is enormous. Instances are not uncommon of a 5-year-old peach tree producing 500 to 600 pounds of choice fruit; a 10-year-old apple tree 25 to 35 bushels, and 8-year-old prune trees 600 pounds of green fruit. A part of the spring work in every orchard here invariably is to "thin the fruit."

No country in the world produces apples superior to those grown in the Yakima valley. It is often said that Pacific Coast fruits lack the flavor of those grown in the east, but that complaint has never been made against Yakima apples. They equal those of New York or Michigan, and the fact has often been admitted by residents of those celebrated apple growing regions after they had made the test here. In size and color, our apples surpass those of the east. Consequently, the markets of the world are open to them. They are bought on the trees here by representatives of the largest houses in Chicago, New York

and Philadelphia, and shipped east for their best class of trade. Extra choice Yakima apples were sold in New York city the past winter at \$6.50 a box.

At the St. Louis World's Fair last year L. B. Kinyon of North Yakima received a prize for the largest apple on exhibition. Many other prizes were awarded to Yakima growers in competition with the growers of the world. The keeping qualities of the Yakima apples at the World's Fair were superior to those of any other apples.

There are no off years in Yakima apple orchards.

Profits of from \$300 to \$600 an acre have been made off of apple orchards here. R. H. Hardell, four miles east of Zillah, sold last year from seven acres of nine year old trees, 3000 boxes of assorted apples, and had several hundred boxes of inferior apples. E. Chenaar of Zillah has 20 acres of orchard. He has 300 Spitzenberg trees, which last season yielded from eight to 12 boxes each, which he sold for from \$1 to \$1.35 a box. Orlando Beck, near North Yakima, has taken from ten year old trees in his orchard ten boxes each of choice apples that sold for \$1 per box. There are 80 trees to the acre in his orchard, so that the gross returns were \$800. He estimates that his net profit was \$500.

Peaches are one of the staple fruit crops here. The fruit has been grown in this valley for over 30 years, so there is no experiment about peach raising. Thousands of boxes are sent out from the various stations in the valley every summer, beginning about the 10th of July. Peaches and apricots grow here with the size and color of the California fruit and the delicious flavor of the Delaware product. These fruits are marketed principally in the Puget Sound cities, which are only about 10 hours distant from the orchards. Peach yellows, curled leaf and other peach pests are unknown here. The trees thrive and live longer than in the east. Thrifty bearing peach trees 15 years old are not uncommon. Peaches and apricots are both profitable crops, whether the fruit is evaporated or sold green.

Grapes of all varieties thrive here and bear abundantly. The

hardier varieties common in New England and New York need no winter protection. The lower valley, where the winters are somewhat milder than in the vicinity of North Yakima, promises to become a famous grape producer.

Pears are successfully grown in the valley. As pears ripen best off the tree, the markets of the east are open to Yakima pears. They are picked green and shipped every year by the earload to Chicago, Minneapolis, and even to the cities of the Atlantic seaboard. All varieties succeed well here. None of our pears blight or crack open as do some kinds in the east. Pears bring 1 to 2½ cents a pound.

Prunes and plums are grown in large quantities. There are several good sized establishments for drying prunes. A cannery at North Yakima takes all the surplus and culled fruit of all kinds in the vicinity.

All varieties of cherries are grown, the Royal Ann and the Bing taking the lead. These generally sell for 5 to 7 cents a pound. All kinds of berries and small fruits yield heavy crops. Blackberries bring about \$1 per crate, and strawberries from \$1.25 to \$3.

### Alfalfa and Hay.

One of the most remarkable crops produced in the Yakima valley is alfalfa. The alfalfa plant, according to the reports of the department of agriculture, reaches its highest perfection in the Yakima country, the tonnage per acre (first cutting) ranging from 1.0 in Rhode Island to 3.4 here. Three crops are regularly cut here every year, the total yield being from 7 to 9 tons ordinarily. It is claimed that as high as 10½ tons have been cut from an acre of Yakima land. The price of alfalfa in the stack here usually ranges from \$3.50 to \$4.50. It has not been below the first figures for many years. The raiser of alfalfa uses his meadow for pasturage after the last cutting is taken off. The alfalfa crop of Yakima county last year amounted to about 150,000 tons.

Stock and dairy men say that alfalfa solves the problem of the "balanced ration," as stock will eat just enough of it along with grain. The composition of bran and alfalfa are nearly the

same. Horses pastured on alfalfa in the summer and fed on alfalfa hay in winter, keep in the best condition. Hogs have been marketed here in prime condition, which had been raised and fattened entirely on alfalfa. Experiments have shown that a ton of alfalfa will make 868 pounds of pork. Lambs and beef cattle can be fattened on alfalfa more cheaply and rapidly than on any other food. Poultry thrives on it. Bees forage on it from June to October, and its blossoms make the best of honey. Some apiarists say they make better honey than buckwheat or white or red clover.

Land seeded to alfalfa will produce its crops regularly for 25 years.

Clover and timothy hay is grown in the Yakima valley in large quantities. This class of hay brings a better figure. Eastern Washington hay commands about \$2 a ton more than any other hay that is sold on our markets.

### Vegetables Are Profitable.

A fundamental principle underlying success in farming is to "buy just as little as possible for the farm" and then raise for market those kinds of crops which yield the largest net profits.

Vegetables, therefore, as well as fruits must be given a place by the successful farmer. "Despise not the day of small things" is an apt text in this connection.

A bed of asparagus, a small field of celery or of rhubarb, would each by itself yield a larger net profit than is sometimes secured from 320 acres of wheat in wheat districts.

Yakima farmers now make considerable shipments of vegetables to the Sound cities, supplying them with such stuff as green corn, celery, asparagus, etc.

### Good Dairy Country.

It may be said that all kinds of domestic animals thrive in this climate. This is especially true of dairy cows, including all breeds. The cold of winter is not extreme and the summer heat is not sultry; the farmer can raise any kind of roughage, grain and roots; there is no better feed for dairy cows than alfalfa. It is exceptional in this valley that they are fed anything but alfalfa. Grain is fed sparingly, if at all, and the



results are satisfactory. Alfalfa is a great butter producer.

The dairyman need not go to the expense of constructing costly stables or large and expensive silos; the cold is not so severe as to necessitate the building of the one, and alfalfa does away with the need of the other.

At present there are six creameries in Yakima county with a monthly payroll of about \$15,000. The price of butter ranges from 20 to 34 cents per pound. During the past winter, it remained at the latter figure for a considerable period, then dropped to 32 cents, at which it remained until the 14th day of April when it dropped to 30 cents; nor is there the least danger of over-production. If there were a surplus, the Alaska market would afford an outlet for it, to say nothing of the rapidly growing population of this state and consequently increased consumption at home; during the winter large quantities of butter are shipped into the state.

Dairying pays; the dairy laws of the state afford it every protection; market conditions are good and high prices for dairy products prevail. The mild winters, healthful climate, abundance of water and feed, especially alfalfa, and the low cost of raising the last named, render this an ideal country for dairymen.

### Big Money in Hops.

The hop industry is one of the largest in the country and a large capital is invested in the production of this commodity. The cost of setting out an acre of hops, including the value of the land and the cost of the necessary dry kilns and other appliances, will approximate \$200 an acre; the cost of putting hops in the bale is about 8 cents per pound. It is therefore apparent that it requires capital to go into the business of raising hops. Generally speaking, however, the profits are large and much money has been made by those who raise them. The price obtained for them has varied in the past seven years from 8 to 30 cents, the latter being the highest price paid last year.

At present about two hundred acres are devoted to growing hops and the annual production is about 15,000 tons; at 20 cents per pound, which is about the average price paid this year,

the value of the crop would be nearly three-quarters of a million dollars. About \$150,000 is expended annually in the production of this crop for labor and about 5,000 hands are employed in picking, curing and baling.

The quality of the Yakima hop is acknowledged to be the equal of any produced in America, and there is, therefore, a large demand for them in foreign as well as the home markets.

It has never been necessary to resort to spraying to rid the vines of the vermin that infest them; this eliminates a considerable item of the cost of production. The average yield is about 1700 pounds per acre; that of the state of New York is about 800 pounds per acre and that of England still less; it is therefore confidently predicted that the Pacific coast will soon produce all of the hops grown in the United States, and if this prediction comes true, the production of Yakima county will be largely increased.

### Potatoes a Staple Crop.

Hay, hops, fruit, livestock and potatoes are the staple products of the Yakima valley. The last is not least. The finest potatoes in the world are grown here by irrigation, and while they are marketed principally on the Coast, it often happens that many of them are sent East. Potatoes grow here to an enormous size and are of a superior quality. L. H. Clogg of Brooklyn, N. Y., at the Montauk Club in that city on one occasion in 1902 served a single Yakima potato for a dinner for himself and three friends. He wrote, "My friends were simply amazed at the size of the potato and declared it was the best they had ever tasted." The average yield of potatoes here is 260 bushels to the acre, but George Jacobs has raised 550 bushels; Mr. Wimer 594 bushels, and other farmers upwards of 500 bushels. The price of potatoes fluctuates greatly, but averages \$12 or \$13 a ton. Often it reaches \$25 a ton and upwards and then great profits are made by the growers.

### Cattle and Sheep.

The cattle business in Yakima county is one of its principal industries. The value of the cattle on Yakima farms is about \$1,000,000. The climate of the valley is ideal for the growth and

development of live stock, and the alfalfa fields furnish the cheapest and best all-purpose feed that is known. Cattle fatten readily on alfalfa hay alone, and a fine quality of beef is the result. To fatten a steer for market there is required about 45 pounds of hay per day to a steer for a period of from three to four months; and the average gain per head under this feeding is from 40 to 50 pounds per month. No grain is required during the fattening process, as alfalfa hay alone will do the work.

Here will always be the principal feeding grounds for both beef and mutton for the western trade. There are several reasons for this: It is only about ten hours haul by railroad to Puget Sound cities—a fact most favorable to the shipper and producer in the matter of both railroad rates and shrinkage in weight, which is ever in evidence where hauls are long.

Water, one of the chief items to be considered in fixing upon a locality for raising cattle, is here in abundance. Water from pure springs and mountain streams is everywhere, making this a locality most desirable for one to operate a cattle business profitably amid the surroundings of a beautiful and comfortable home.

The number of sheep owned by Yakima county people is estimated at 200,000. Cheap summer ranges are abundant, and in the winter the flocks are fed on the alfalfa farms. The Yakima wool clip this spring is estimated at 1,000,000 pounds, worth 16 to 19 cents a pound, and lambs and mutton worth approximately twice as much as the wool will be turned off by the sheepmen in the next few months.

### **Yakima Sugar Beets Excel.**

Growing sugar beets will become one of the leading industries of the Yakima valley. Extensive experiments with beets have been conducted here with most gratifying results. On some of the experimental plats the yield was over 32 tons to the acre. The percentages ranged from 15 to over 21 in sugar and from 84 to 95 in purity. Beets raised here are of standard size as well as of the highest grade. Commercial fertilizers are not necessary to bring the roots to the highest perfection, as the soil contains all the necessary elements. Beets mature here about

September 10, and as the cold weather comes late there is a long season for harvesting.

### **Bees, Poultry, Hogs.**

The markets of Western Washington now demand an enormous amount of pork products. These cannot be supplied by Washington farms. Hundreds of thousands of dollars' worth of hams, bacon, etc., are imported every year from the East. In consequence, hogs raised here always command a good price. In local markets, at this writing, they are worth 6 cents on foot, and they have not been worth materially less than that for three years past. The packing houses of Seattle and Tacoma take all the hogs they can get here. There never has been a time in the history of the valley when there was not a ready market for all the hogs offered. There is no place in America where hogs can be raised more cheaply and with less liability to disease. Two weeks' feeding on grain will put hogs raised on alfalfa and roots in prime condition for slaughtering.

It seems ridiculous to think of shipping eggs into this state from east of the Rockies, but until very recently large quantities of eggs and poultry were shipped in, and even now we are not fully supplying ourselves with these necessities. Although two dozen eggs sell for as much as a bushel of wheat, such is the force of habit and the rut into which the farmers in the eastern part of the state have drifted that many of them persist in raising wheat for export and buying butter, bacon and eggs. While wheat is not grown to any extent in our irrigated valleys it is true that too little attention is given to poultry. Chickens are remarkably healthy and free from all diseases common in damp and cold climates, and will with little care lay all through winter. Eggs have been selling for 35 cents per dozen in North Yakima during the past season and people who make a specialty of poultry are making money. There may be a time in the spring when eggs will not bring over 15 cents a dozen, but 20 to 25 cents is a pretty certain price to figure on the year round. Last year the price averaged over 22 cents.

Honey bees pasture on alfalfa, fruit blossoms, sage and other flora and produce an average of 100 pounds of comb honey per hive a year.

## MISCELLANEOUS INFORMATION.

### Water Supply for Irrigation.

The situation of the Yakima country near the slope of the Cascade range provides a more abundant supply of water than is enjoyed by any other irrigated section in the West. The enormous rain and snow fall upon the mountains give rise to a large number of small streams, which meander down the watershed with rapid fall to join the swift currents of the Yakima and Natches rivers, which in turn descend at the rate of 30 or 40 feet per mile. By reason of the steep grades of natural water-courses, nature has facilitated the construction of artificial channels. The irrigation canals draw rapidly away from the stream, and with a minimum of length and expense reclaim a maximum of land. The slope of the bluffs enclosing the valleys being for the most part gradual, the difficulties of construction are correspondingly decreased.

These conditions of an abundant water supply and its economical development have promoted irrigation enterprises and hastened the settlement of the country, so that during the past few years Yakima county has distanced all rivals in the Northwest and now ranks with the older regions of California and Utah. This rapid development would not have been possible otherwise. The pioneers, attracted by the ease of the undertaking and the promise of rich results, dug small ditches and reclaimed narrow tracts along the river. For many miles the result of their labor may be seen in beautiful fields and orchards. Following them came the canal companies with ample means, and the work which was accomplished by the former on a limited plan, has been advanced on a broad scale by the latter, and there now exists a continuous line of irrigation systems from Kennewick to the Selah valley.

The Yakima river drains the eastern slopes of the mountains, and its discharge at the mouth represents the entire run-off of the watershed. Measurements show a minimum discharge during the irrigation season of 2,174 cubic feet per second.

"There is more than water enough flowing through Yakima county, to irrigate every acre of arable land; and in this respect

the Yakima valley is especially and exceptionally favored, as its water supply is superior to that of any other region in the west, with but one exception, that of Boise, Idaho. People can appreciate what this great blessing means when they realize the fact that in states like Arizona and Nevada, if every drop of running surface water was utilized during the irrigation season, there would not be sufficient to reclaim more than one-half of 1 per cent of the arid lands in those states."

This expression of opinion is by Major J. W. Powell, an eminent authority, and is especially encouraging in view of the fact that at an Irrigation Congress, held at Los Angeles in 1893, Major Powell expressed grave doubts as to the supply in many portions of the arid west being sufficient for irrigation.

### As to Government Lands.

The question is often asked by persons who contemplate moving to the Yakima valley, whether there is any government land left. Many such inquiries have been sent to the United States land office in this city. The following letter has been prepared by Register Henry V. Hinman, and is mailed in reply to the letters usually received:

"United States Land Office, North Yakima, Washington. Dear Sir—Replying to your favor of recent date relative to vacant lands in this district and the resources of the country in general, I have to say that under statement issued by this office for the fiscal year ending June 30, 1903, we had something over 528,745 acres of land surveyed and subject to settlement under the homestead law.

"If you desire to locate in this district, I would advise that you visit the land office where we would take pleasure in showing you the maps of the vacant land in our district, and assist you in as far as we are able to secure a home. Very respectfully."

The owner of a 160-acre hay farm in the Yakima country spends his winters in California. He likes the climate here, he says, but he can't spend his money fast enough.

### The Price of Land.

The price of land in Yakima county varies according to its character and location. Cheap lands may be had for grazing. Wheat farms in the section where irrigation is not necessary may be had for from \$5 to \$20 per acre. In the irrigated valleys raw lands with perpetual water rights are on the market at from \$30 an acre up to \$125. The last named figures are for land near the railroad—the choicest that is left. Generally speaking raw land under the canals can be had for \$50 to \$75 an acre, and \$125 an acre will buy the best producing alfalfa farms in the valley. Many improved farms within 10 or 12 miles of the railroad are available at even less than \$60 per acre. Some land is selling much higher than any figures here given, but the high priced land usually is suitable for suburban residences or has expensive improvements, such as good buildings, bearing orchards or hop yards.

Terms of sale are usually made upon a basis of one-third or one-fourth cash and the balance in four or five equal annual payments, with interest on deferred payments at six or eight per cent per annum. An annual fee for maintenance of canal and laterals is charged on all the canals. This fee varies from 25 cents to \$1.50 per acre. Yakima lands may seem high to farmers who are accustomed to the ruling values in the prairie states, but the price of land must depend upon its fertility and the class of its productions, its proximity to and the excellence of its markets, in short upon its earning capacity, and judged by these standards, land in the Yakima valley is cheap and not dear. Judging by the history of other irrigated districts, Yakima valley lands will in a few years be worth \$300 to \$1500 an acre.

### The Soil.

According to the United States geological reports, this region in former times consisted of four great lakes enclosed by the high ridges through which the Yakima river flows. These large unruffled bodies of water occasioned the deposit of a deep, sedimentary material from the disintegrated basaltic rock. This deposit is of unusual depth, ranging from 6 to 50 feet. It forms the soil of all the plains and valleys in the county. Along the

streams, in the low bottoms, it becomes somewhat alluvial, but upon the benches and all the lands raised a few feet above the water, it preserves its uniform nature. The soil is firm in texture easily worked, does not bake, and contains all the chemical elements essential to great fertility.

The most important feature of our soils is the fact that they are sufficiently porous to readily absorb the water and are thus different from the clay and gumbo soils of many other countries where irrigation could not be practiced even if the water was available.

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Inquiries are frequently made as to the cost of machinery, farm implements, groceries and stock.

Groceries are as cheap as in the east. Flour is \$5.20 per barrel. Hardware, wagons and farm implements are somewhat higher than in the east.

First-class lumber, common, \$13 per M.; dressed clear lumber, from \$26 to \$36 per M. First-class work teams, from \$200 to \$300. Hogs, 5 to 6 cents per pound live weight. Milch cows, from \$30 to \$60 each. Furniture and dry goods prices are higher than in the east. Coal, \$4.25 per ton; wood, \$5.50 per cord. The opportunities for wage workers are not greater here than in other communities. Farm hands receive from \$20 to \$30 per month; day laborers, \$2 per day; carpenters, \$2.50 to \$3.50 per day.

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A ten year old apple orchard in the Yakima valley, with 80 trees to the acre, may reasonably be expected to produce 15 boxes of fruit to the tree. One-half of the fruit will be strictly choice, and will sell ordinarily for \$1 a box. The other half will pay all the expenses of raising the crop.

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A farmer on 80 acres of leased land on the Yakima Indian reservation two or three years ago began operations in the spring with nothing but a team and enough money to buy seed potatoes for his land. He sold his crop that fall for \$8000 spot cash to a commission man. However, this is not a good country for the poor man who wants to stay poor.













Date Due

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Brigham Young University



